



Statement of Reasons

DA Number	2020/0076
Property Address	Lot 20 DP 1248978 – 86 Currajong Street, Evans Head
Matter Determined	Attached Dual Occupancy, 2 x Swimming Pool and Strata Subdivision to Create Two Lots
Date of Decision	14 April 2020
Decision	Approved subject to conditions.
Application Determined by	Delegation

Reasons for the Decision

<p>Relevant Mandatory Considerations – Statutory Requirements</p>	<p>The matters prescribed under section 4.15 of the Act are considered to be satisfactory;</p> <ul style="list-style-type: none"> • The proposed development complies with the provisions of Richmond Valley Council Local Environmental Plan 2012. The proposed development is permissible with consent in the R1 General Residential Zone. • The proposed development complies with the relevant State Environmental Planning Policies, being <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 and State Environmental Planning Policy No 55 – Remediation of Land. • The development is identified as Integrated Development requiring approval under the Heritage Act 1977. Approval from the Heritage Council of NSW has been granted and General Terms of Approval were received and form part of the consent conditions. • The proposed development complies with relevant provisions of Richmond Valley Development Control Plan 2015 except the building height plane. A variation request was submitted and approved by Manager Development and Environment. • The proposed development complies with Environmental Planning & Assessment Regulation 2000. • The proposed development will not have significant adverse impact on the natural, built or social environment or economic impacts on the locality. • The proposed development is considered suitable for the proposed site. • The development application was notified in accordance with the requirements of the Environmental Planning and Assessment Regulation 2000 and Richmond Valley Council Development Control Plan 2015. No submissions were received.
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	<ul style="list-style-type: none">• The proposed development does not raise any matter of significant public interest with General Terms of Approval being granted by the Heritage Council of NSW on 3/02/2020.• Consent conditions have been recommended to protect the environment and amenity of the area as contained within the development consent notice.
Material Considered in the Decision	List documents <ul style="list-style-type: none">• Statement of Environmental Effects• Plans• Site Inspection
Community Views Raised in Submissions	<ul style="list-style-type: none">• The DA was notified in accordance with Development Control Plan 2015. No submissions were received.

